

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

20 Starcross Avenue, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$807,500 Property Type House Suburb Croydon

Period - From 01/10/2020 to 31/12/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	11 Railway Cr CROYDON 3136	\$630,000	11/11/2020
2	6 Wicklow Av CROYDON 3136	\$625,000	20/01/2021
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/03/2021 11:49

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**Indicative Selling Price**

\$580,000 - \$630,000

**Median House Price**

December quarter 2020: \$807,500



 3  1  1

**Property Type:** House

**Land Size:** 419.313 sqm approx

Agent Comments

## Comparable Properties



11 Railway Cr CROYDON 3136 (REI/VG)

Agent Comments

 3  1  1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 11/11/2020

**Property Type:** House

**Land Size:** 470 sqm approx



6 Wicklow Av CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 20/01/2021

**Property Type:** House

**Land Size:** 405 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.